

1 Michael A Younge, SB 170929  
2 Law Office of Michael A Younge  
3 180 N. Riverview Drive #210  
Anaheim, CA 92808  
714-299-7406 Phone  
714-276-1443 Fax  
4

5 Attorney for Plaintiff  
6 Amany Simmonds  
7  
8

9 **UNITED STATES DISTRICT COURT**  
10 **CENTRAL DISTRICT OF CALIFORNIA**  
11

12 AMANY SIMMONDS, an Individual **SACV 18-01280 JVS (JDEx)**  
13

14 Plaintiff,  
15 v  
16 WELL'S FARGO BANK, N.A.,  
17 Defendant  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

TEMPORARY RESTAINING ORDER and  
ORDER TO SHOW CAUSE RE PRELIMINARY INJUNCTION

The Ex Parte Application of Plaintiff Amany Simmonds, having been  
brought before this Court, and the Court having considered the Application

1 and the supporting Declarations filed in connection with the Application and  
2 found that good cause exists therefor,  
3

4 **IT IS HEREBY ORDERED:**  
5

6 **TEMPORARY RESTRAINING ORDER**

7 1. Pending the hearing on and disposition of this Court's Order to  
8 Show Cause as set forth below, Defendant Wells Fargo Bank, N.A.  
9 ("Defendant"), and its officers, agents, servants, employees, attorneys and  
10 those persons in active concert or participation with them, are hereby  
11 enjoined and restrained from pursuing or proceeding with the foreclosure  
12 and Trustee's Sale pursuant to Notice of Trustee Sale, Instrument #  
13 15  
14 2018000282277, of Plaintiff's property located at 11 Style Drive, Aliso  
16 Viejo, California, (the "Property"), now scheduled for 12:00 P.M. on  
17  
18 Tuesday, September 11, 2018;

20 2. In addition, this Defendant is also enjoined and restrained from  
21 selling, attempting to sell or otherwise exercising or seeking to exercise any  
22 and all judicial and/or non-judicial foreclosure rights under that certain Deed  
23 of Trust with Plaintiff as Trustor and World Savings Bank, FSB, as the  
24 purported beneficiary, as recorded on or about March 16, 2007, and as  
25 purportedly "assigned" to Wells Fargo Bank, N.A.  
26  
27  
28

## ORDER TO SHOW CAUSE RE: PRELIMINARY INJUNCTION

Defendant Wells Fargo is hereby ordered to appear before this Court, in Courtroom 10C, located at 411 West 4<sup>th</sup> Street, Santa Ana, California, at 9:00 A.M., on September 21, 2018, and there and then to show cause, if any they have, why they, and each of them, should not be restrained and enjoined during the pendency of this lawsuit, from pursuing or proceeding, either itself or through any affiliate or agent, with the foreclosure and Trustee's Sale of Plaintiff's Property and from selling or attempting to sell Plaintiff's Property at a public sale or otherwise.

## **EFFECTIVE DATE**

The above Temporary Restraining Order is effective immediately.

## BRIEFING SCHEDULE

A copy of this Order shall be served on counsel for the Defendants or directly on the Defendants if their counsel is unknown, by facsimile, email or overnight delivery service by no later than 5:00 P.M. on September 10, 2018.

Any additional supporting authorities and declarations must be filed and served no later than September 12, 2018.

1 Any opposition papers shall be filed and served no later than September 17,  
2  
3 2018.

4

5 Any reply papers shall be filed and served no later than noon September 19,  
6  
7 2018.

8

9 All documents shall be served by personal delivery or overnight delivery.

10

11 **IT IS SO ORDERED.**

12 Dated: September 7, 2018

13

14   
Honorable James V Selna  
United States District Judge

15

16

17

18

19

20

21

22

23

24

25

26

27

28